

**Certificate of Notice Page 1 of 4**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Anthony Keller  
 Maria Peranteau-Keller  
 Debtors

Case No. 14-19726-jkf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: TashaD  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Jun 17, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 19, 2019.  
 db/jdb +Anthony Keller, Maria Peranteau-Keller, 235 Loch Alsh Drive, Chalfont, PA 18914-3915

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 19, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 17, 2019 at the address(es) listed below:

JOSHUA ISAAC GOLDMAN on behalf of Creditor U.S. BANK OF NATIONAL ASSOCIATION, Et Al...  
 bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com  
 KEVIN G. MCDONALD on behalf of Creditor Pennsylvania Housing Finance Agency  
 bkgroup@kmlawgroup.com  
 LEON P. HALLER on behalf of Creditor Pennsylvania Housing Finance Agency lhaller@pkh.com,  
 dmaurer@pkh.com;mgutshall@pkh.com  
 LEON P. HALLER on behalf of Creditor U.S. BANK OF NATIONAL ASSOCIATION, Et Al...  
 lhaller@pkh.com, dmaurer@pkh.com;mgutshall@pkh.com  
 PATRICIA M. MAYER on behalf of Joint Debtor Maria Peranteau-Keller patriciamayerpc@gmail.com,  
 nydia.ramirez@comcast.net;mayerpr86037@notify.bestcase.com  
 PATRICIA M. MAYER on behalf of Debtor Anthony Keller patriciamayerpc@gmail.com,  
 nydia.ramirez@comcast.net;mayerpr86037@notify.bestcase.com  
 POLLY A. LANGDON on behalf of Trustee FREDERICK L. REIGLE ecfmail@readingch13.com,  
 ecf\_frpa@trustee13.com  
 REBECCA ANN SOLARZ on behalf of Creditor Pennsylvania Housing Finance Agency  
 bkgroup@kmlawgroup.com  
 REBECCA ANN SOLARZ on behalf of Creditor U.S. BANK OF NATIONAL ASSOCIATION, Et Al...  
 bkgroup@kmlawgroup.com  
 THOMAS I. PULEO on behalf of Creditor U.S. BANK OF NATIONAL ASSOCIATION, Et Al...  
 tpuleo@kmlawgroup.com, bkgroup@kmlawgroup.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. on behalf of Trustee WILLIAM C. MILLER ecfemails@ph13trustee.com,  
 philaecf@gmail.com  
 WILLIAM C. MILLER, Esq. on behalf of Trustee WILLIAM MILLER\*R ecfemails@ph13trustee.com,  
 philaecf@gmail.com  
 WILLIAM EDWARD CRAIG on behalf of Creditor Hyundai Motor Finance ecfmail@mortoncraig.com,  
 mhazlett@mortoncraig.com;mortoncraigecf@gmail.com

TOTAL: 14

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

Anthony Keller  
Maria Peranteau-Keller

Debtors

U.S. BANK OF NATIONAL ASSOCIATION,  
(Trustee for the Pennsylvania Housing Finance  
Agency, pursuant to a Trust Indenture dated as of  
April 1, 1982)

Movant

vs.

Anthony Keller  
Maria Peranteau-Keller

Debtors

William C. Miller, Esquire

Trustee

CHAPTER 13

NO. 14-19726 JKF

11 U.S.C. Section 362

**STIPULATION**

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. The post-petition arrearage on the mortgage held by the Movant on the Debtor's residence is **\$16,207.56**, which breaks down as follows;

Post-Petition Payments:	June 2018 to October 2018 at \$1,471.00/month November 2018 to April 2019 at \$1,477.00/month
Late Charges:	October 2018 to April 2019 at \$39.08/month
Suspense Balance:	\$283.00
<b>Total Post-Petition Arrears</b>	<b>\$16,207.56</b>

2. The Debtor(s) shall cure said arrearages in the following manner;

a). Beginning on May 1, 2019 and continuing through October 1, 2019, until the arrearages are cured, Debtor(s) shall pay the present regular monthly payment of **\$1,477.00** on the mortgage (or as adjusted pursuant to the terms of the mortgage) on or before the first (1<sup>st</sup>) day of each month (with late charges being assessed after the 15<sup>th</sup> of the month), plus an installment payment of **\$2,701.26** towards the arrearages on or before the last day of each month at the address below;

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 NORTH FRONT STREET  
P.O. BOX 15057  
HARRISBURG, PENNSYLVANIA 17101

b). Maintenance of current monthly mortgage payments to the Movant thereafter.

3. Should debtor(s) provide sufficient proof of payments (front & back copies of cancelled checks and/or money orders) made, but not credited, Movant shall adjust the account accordingly.

4. In the event the payments under Section 2 above are not tendered pursuant to the terms of this stipulation, the Movant shall notify Debtor(s) and Debtor's attorney of the default in writing and the Debtors may cure said default within FIFTEEN (15) days of the date of said notice. If Debtor(s) should fail to cure the default within fifteen (15) days, the Movant may file a Certification of Default with the Court and the Court shall enter an Order granting the Movant relief from the automatic stay.

5. The stay provided by Bankruptcy Rule 4001(a)(3) is waived.

6. If the case is converted to Chapter 7, the Movant shall file a Certification of Default with the court and the court shall enter an order granting the Movant relief from the automatic stay.

7. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.

8. The provisions of this stipulation do not constitute a waiver by the Movant of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.

9. The parties agree that a facsimile signature shall be considered an original signature.

Date: April 18, 2019

By: /s/ Rebecca A. Solarz, Esquire  
Attorney for Movant

Date: 5/7/19

Patricia M. Mayer  
Patricia M. Mayer, Esquire  
Attorney for Debtors

Date: 6/17/19

No Objection:  
William C. Miller  
William C. Miller, Esquire  
TRUSTEE Chapter 13 Trustee

**\*without prejudice to any  
trustee rights or remedies**

Approved by the Court this 17th day of June, 2019. However, the court retains discretion regarding entry of any further order. It is hereby ordered that doc. no. 92 - the previous order granting the stipulation is VACATED.



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Bankruptcy Judge  
Jean K. FitzSimon